



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the July 18, 2022 APC Meeting

Presented for approval: August 1, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, July 18, 2022 at Westfield City Hall.

Active links for this meeting:

[July 18, 2022 APC Agenda & Exhibits](#)

[July 18, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:04](#)

Roll Call

Commissioners Members Present In-Person: Matt Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: Kristen Burkman.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Senior Planner, and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the July 5, 2022 Minutes.

Deck seconded. Motion passed. Vote 7-0. (Schmitz abstained)

REVIEW RULES AND PROCEDURES

Todd reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 2:38](#)

2206-DDP-19

Slim Chickens

100 East Spring Mill Pointe Drive (approximate)

CBRE by Weihe Engineers requests Detailed Development Plan review of a 4,095SF restaurant on 1.17 acres +/- in the Spring Mill Pointe PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

McCarty motioned to approve the Consent Agenda.

Maue seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2207-ODP-07 & 2207-SPP-07

[YouTube Time: 3:45](#)

Osborne Trails, Phase III

West side of Horton Road, North of 191st Street

Lennar Homes of Indiana, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 107 single-family lots on 43.7 acres +/- in the Osborne Trails PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / APC comments / Petitioner responses.

Deck motioned to approve 2207-ODP-07 & 2207-SPP-07 subject to the conditions stated in the motion.

Schmitz seconded. Motion passed. Vote 8-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov / Community Development Department E-mail: community@westfield.in.gov

PUBLIC HEARING ITEMS

No Public Hearing Items.

MISCELLANEOUS ITEMS

[YouTube Time: 10:06](#)

2203-PUD-05 [DISCUSSION]

[YouTube Time: 10:16](#)

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

2205-PUD-09 [DISCUSSION]

iBeach31 at Grand Park PUD

[YouTube Time: 55:10](#)

724 East 181st Street

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

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2206-ODP-06 & 2206-SPP-06 [CONTINUED]

Springwater

East side of Westfield Blvd/Union Street, North of 161st Street

Apollo Developers, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 90 Single-family Attached residential Lots on 50.5 acres +/- in the Springwater PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2206-PUD-11

Woods Robinson Briggs PUD Amendment II [CONTINUED]

Generally at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2207-PUD-13 [CONTINUED]

Midtown at Westfield PUD Amendment I

NEC of US 31 and 191st Street, Approximately

Alderson Development Group, LLC by Church Church Hittle + Antrim requests an amendment to the Development Standards of the Midtown at Westfield PUD on 10 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) (Presented by Pam Howard – phoward@westfield.in.gov)

2207-PUD-15 [CONTINUED]

Midtown at Westfield PUD Amendment I

NEC of US 31 and 191st Street, Approximately

Alderson Development Group, LLC by Church Church Hittle + Antrim requests an amendment to the Development Standards of the Midtown at Westfield PUD on 10 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 1:27:45](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting. Schmitz seconded. Motion passed. Vote 8-0.

The meeting adjourned at 8:34 p.m.

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Signature Page for APC Minutes for July 18, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary